BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 196209 **DEEDWARR**
02/19/2019 09:58:59 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20190219-0014635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF February 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regale Properties, LLC, a Tennessee serieslimited liability company, Series No. 1901	New Owner	
(NAME) 2601 Hillsboro Pike, Apt. H6	(NAME) 8200 Kossi Rd.	117-03-0B-117.00CO
(ADDRESS) Nashville, TN 37212	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY CATHERINE CARSON BREEDING, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REGALE PROPERTIES, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY, SERIES NO. 1901,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit H-6, Parcel 117, THE VILLAGER CONDOMINIUM APARTMENTS, REVISED, as shown on plat of record in Plat Book 5200, Page 201, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Ralph Bole, Helen Bole and Bonnie M. Orkow, heirs at law of Clifton E. Bole, deceased to James Roy Carson, III, as recorded on the 12th day of November, 1984 in Deed Book 6424, Page 20, in the Register's Office of Davidson County, Tennessee. James Roy Carson, III died testate on May 19, 2018 leaving Mary Catherine Carson Breeding as the devisee under the Will of James Roy Carson, III probated under Docket No. 18P988, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and by Executrix Quitclaim Deed of record in Instrument No. 20190123-0006441 and by Scrivener's Affidavit of record in Instrument No. 20190213-0013543, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2601 Hillsboro Pike, Apt. H6, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE
NASHVILLE, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of February, 2019

Mary Catherine Carson Breeding

MARY CATHERINE CARSON BREEDING

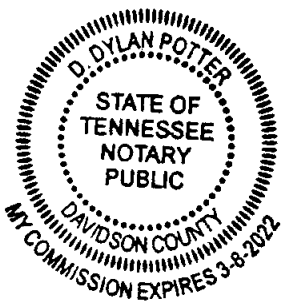
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Catherine Carson Breeding, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2019.

Commission expires:



Notary Public